



17 Noeme St, Burrum Heads



## COASTAL LIVING AT ITS BEST

It is with great pleasure that Shane Laraghy from Blue Moon Property presents 17 Noeme Street Burrum Heads to the market.

This well built, architecturally designed residence effortlessly harmonizes coastal living with the stunning natural landscape that surrounds it.

Perfectly positioned within walking distance to the water and town centre, with a stunning 8.5m x 4.5m in ground heated salt water pool, ducted air conditioning, double brick construction and a 21m long carport, 17 Noeme Street Burrum Heads offers a rare opportunity to have the best of everything.

Upon entering, you are welcomed with an exquisite display of meticulous craftsmanship. The home stands as a testament to the careful fusion of premium materials, coastal design elements and open plan design.

Every element has been thoughtfully curated to enhance the overall living experience, creating an atmosphere of relaxation.

The generous, open plan design provides ample room for living and entertaining, with a focus on convenience and functionality.

The heart of this home, and sure to please even the most discerning chef, is galley style, air-conditioned kitchen. Boasting a ceramic cooktop, electric oven, dishwasher and plenty of bench and cupboard space this is the perfect place to display all your culinary prowess.

 3  2  6  840 m<sup>2</sup>

**Price** OFFERS OVER \$999,000

**Property Type** Residential

**Property ID** 11162

**Land Area** 840 m<sup>2</sup>

### AGENT DETAILS

Shane Laraghy - 0434 342 232

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



As you continue to explore this impressive abode you are met with a separate living/media room, the perfect place for unparalleled entertainment experiences. This space could also be transformed to a study, for quiet contemplation, a studio area suitable for work or leisure, or your very own home gym, providing a dedicated space for all your fitness pursuits.

Relaxation takes centre stage in the air conditioned master suite. With a generous sized walk in robe, and large ensuite with spa bath the master suite offers a haven of relaxation and rejuvenation.

Two further air conditioned bedrooms, each with built in robes and ceiling fans, provide the perfect place for family and friends to enjoy their own private sanctuary.

Your transition from indoor to outdoor living is made effortless through sliding doors into the fully enclosed alfresco area overlooking the stunning inground pool. The generous use of glass here integrates the whole area seamlessly allowing you to immerse yourself in the resort style entertaining zone.

The fully enclosed alfresco area is also the perfect space for BBQing and entertaining family and friends. Simply select your favourite play list on Spotify, chill the prosecco, toss a fresh salad together, marinate the meat and seafood and enjoy your own private coastal oasis.

With coastal living comes the toys to enjoy it. With a separate 7.5m x 9m shed there is plenty of space for the pool toys, kayaks and pushbikes. The shed could also make the perfect hobby space or workshop, with plenty of room to explore your creative side.

The massive 21m x 3.5m high carport provides the perfect space for parking the caravan, motorhome or boat.

For those that hate the rising cost of electricity this property has a 10 kw Solar System boasting 49 individually isolated solar panels - 9 of which are dedicated to the pool - and the rest directly power the house (the system can also be monitored via your computer/smartphone). Whatever energy the house doesn't use through the day charges the deep cycle battery system, instead of feeding back into the grid, saving you money on electricity.

For the green thumbs the nursery, potting room and vegetable garden offer a haven for weekend garden pottering.

Whether you're enjoying the peace and quiet life in Burrum Heads offer, relaxing with a glass of wine as the sun goes down or enjoying an early morning dip before breakfast 17 Noeme Street Burrum Heads is a testament to quintessential coastal living.

#### WHAT WE LOVE ABOUT 17 NOEME STREET BURRUM HEADS:

Short walk to the water

Ducted Air Conditioning

Double Brick Construction

21m x 3.5m high Carport

Double Lock up Garage

7.5m x 9m Shed

In ground Salt Water Pool with temperature control/heating

Internal Laundry

10 kw Solar System with Deep Cycle Battery System

Ceiling Fans Throughout

Located within walking distance to the water, boat ramps, tavern, bowls club, convenience store, butcher, bakery, petrol station, doctors and chemist you are close enough to everything while being able to escape to your own private oasis.

Burrum Heads is only a 25 minute drive to Hervey Bay which offers both public and private hospitals and major retail shopping centres along with airport facilities providing direct links to Brisbane and Sydney.

Embrace the coastal lifestyle you've always dreamed of – it's all here waiting for you at 17 Noeme Street Burrum Heads.

Call Exclusive Marketing Agent Shane Laraghy on 0434 342 232 to book a private inspection.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*